



DERELICT BUILDING GRANT PROGRAM

APPLICATION COVER PAGE

Applicant Name: City of Guthrie Center

Applicant:

☒ City Government

☐ County Government

Population 1569

Population _____

Designated Contact:

Name: Laura Imerman Title: City Clerk/Administrator

Address: 102 N 1st Street

City, State, Zip: Guthrie Center, IA 50115

Day Phone: 641-332-2191 Cell Phone: 641-757-9586

Email: cityutil@netins.net

What type(s) of assistance is the Applicant applying for? Check all that apply. See application guidelines for funding restrictions/limitations. Applicant will need to provide a minimum of 3 bids for each type of assistance being applied for.

- ☐ Certified asbestos inspection
- ☒ Structural engineering assessment
- ☒ Other hazardous materials removal - *Please identify:*
asbestos removal
- ☐ Phase I Environmental Site Assessment
- ☐ Phase II Environmental Site Assessment
- ☐ Renovation of the structure
- ☒ Deconstruction

Amount of Funding Requested: \$ 34,500

Amount of Applicant Cash Match Committed: \$ 47,500

Total Project Cost: \$ 82,000

Signature: Laura M Imerman Printed Name: Laura M. Imerman

Title: City Clerk/Administrator Date: 10-20-11

Applicants may elect to submit proposals electronically or hard copy. A signed original proposal including color photos and other applicable attachments should be submitted to the attention of:

Scott Flagg, Department of Natural Resources, 502 E. 9th Street, Des Moines, Iowa 50319-0034
Email: scott.flagg@dnr.iowa.gov

72883 PM 2:18 10/24/11



DERELICT BUILDING GRANT PROGRAM

PROJECT IDENTIFICATION

Derelict Building Address: 301 State Street, Guthrie Center, IA 50115

Derelict Building Number of Stories and Total Square Footage 3 story 6625 sq. feet

Year of building construction: 1900

Is the building listed on the National Register of Historic Places? ☐ Yes ☒ No

NOTE: Applicant must include in your proposal packet one set of street level color photos of all building sides.

Name of current owner, if known? Paul Christensen, PO Box 4766, Pasco,
Washington 99302

Has the Applicant initiated any legal action to gain access to or ownership of the derelict building? (NOTE: Prior to taking ownership the Applicant is **strongly** encouraged to ensure that an inspection for asbestos and other hazardous materials has been conducted.) ☒ Yes ☐ No

Is the Applicant working with any other program(s) to secure funding or assistance related to this project? If so, please describe including anticipated date of funding decision.

Not at this time

Has the Applicant received any bids related to this project? If so, please describe.

Not formal bids. A local contractor has verbally estimated the cost of tear down to be \$45,000. Based on asbestos removal projects in the last year in the downtown area the estimate for asbestos removal is \$15,000.

What is the current status of the building? Check all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Vacant ¹ | <input type="checkbox"/> Nuisance |
| <input checked="" type="checkbox"/> Abandoned ² | <input checked="" type="checkbox"/> Unsafe to enter due to structural integrity |
| <input checked="" type="checkbox"/> Uninhabitable | <input checked="" type="checkbox"/> In disrepair or deteriorated |
| <input checked="" type="checkbox"/> Damaged roof | <input type="checkbox"/> Other (please explain) _____ |

If abandoned, how long has it been in this status? 2 years

Has the derelict building been inspected for asbestos or other hazardous materials? ☐ Yes ☒ No

If yes, attach results.

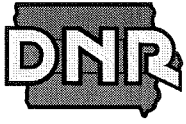
If asbestos and/or other hazardous materials were identified have these been properly abated?

☐ Yes ☐ No

***Applicants are encouraged to refer to the review criteria when responding to the questions below in order to achieve maximum results from the reviewers.**

¹ Vacant: building has been unoccupied for 6 months or less

² Abandoned: building has been unoccupied for more than 6 months





DERELICT BUILDING GRANT PROGRAM

PROJECT IDENTIFICATION continued

For Renovation Projects only: Describe your asbestos management plan, if applicable. Describe the reuse and recycling aspects of the project. Identify the markets that will receive materials to be reused or recycled. Identify the disposal location for materials not reused or recycled. Describe the materials comprised of recycled content that you plan to incorporate into the project. If the applicant will be partnering with a local non-profit organization, please identify and briefly describe its role in the project. Please describe any local or in-kind services that will be used in the project, i.e. labor, equipment, vehicles, etc. (Limit to 1000 words)

For Deconstruction Projects only: Describe your asbestos management plan, if applicable. Describe the depth of deconstruction that will take place including the reuse and recycling aspects of the project. Identify the markets that will receive materials to be reused or recycled. Identify the disposal location for materials not reused or recycled. Include primary building materials of the structure. If the applicant will be partnering with a local non-profit organization, please identify and briefly describe its role in the project. Please describe any local or in-kind services that will be used in the project, i.e. labor, equipment, vehicles, etc. (Limit to 1000 words)

The City of Guthrie Center sent the property owner of this location a dangerous building notice on September 13, 2011. The notice gives the property owner 90 days after accepting the certified letter to bring the structure up to code. Unfortunately this building is beyond being brought up to code short of a small fortune as you can see in the attached photographs.

Assuming the property owner cannot bring the building up to code within the 90 days, the City of Guthrie Center will test the premises for asbestos. The approximate time frame for asbestos testing will be between December 12 and December 19, 2011. This building was a commercial building, therefore it must be tested for asbestos. The City has two certified asbestos inspectors on staff. The inspectors will enter the premises and take samples of all suspect materials to be sent to a certified lab for analysis. Upon receipt of the lab reports, which should take no more than two weeks, the City will contact certified asbestos removal contractors and take bids to have all asbestos removed.

It is of grave importance that the site be tested for asbestos and all asbestos be removed before the building falls in a heap and everything must be considered asbestos containing material potentially tripling the cost of the deconstruction.

Once all asbestos has been removed a structural engineer must be consulted as this building is believed to share a common wall with a drugstore to the east. There is evidence that the two locations are separating (see Photos #1 and #24).



In deconstructing the building the City will start with taking out all movable items. For the most part most moveable items have been ruined due to moisture and mold and will have to be sent to the landfill. Potential salvagable materials include the toilets that remain (there are three), a few of the doors which should be solid wood doors, and miscellaneous items including an old metal desk. Once these items are removed from the building the City will entertain bids from the public for these items or take them to an auction.

The only dry location in the building may be the basement. It is hard to tell from the photos the extent of water invasion. There is one item in the basement that the City hopes to salvage - a true treasure. It is a 42" electric stove purchased in the 1950's. The stove was moved into the building when the elevator in this building worked. Supposedly the stove was purchased for one of the apartment tenants but was never used. The last building tenants have informed the City that the stove still has the price tag attached. This would be a genuine treasure for the display area at the Guthrie County Historical Museum. The City will do everything possible to remove this stove and donate it to the Guthrie County Historical Museum.

Any of the structural items that will be deconstructed that can be reused will be sold at auction. More than likely this will be limited to wood in the form of 2 x 6's that have not been effected by rot and moisture.

As for the structural items, it is anticipated that all the clean brick and mortar from the three sides of the building will be removed and eventually used to partially fill in the basement of this location. There are only three sides as this building shares a common wall with it's neighbor to the East.

Any clean brick and mortar not used to partially fill in the basement will be utilized by area farmers for erosion control at the ends of waterways. Because the brick will breakup it can be utilized to partially fill in the basement after the concrete floor that covers one half of the basement is removed. Removing the concrete floor will allow water drainage in the basement. The concrete can be utilized by area farmers as rip rap. The remainder of the basement fill will be dirt hauled into the site by the City.

It is anticipated that none of the brick and mortar type of material nor the concrete will be taken to the landfill fulfilling more than the 30% diversion factor required in the grant application.

Local in-kind services and equipment that will be used in this deconstruction include the asbestos inspection services of the City. The City has on staff two certified asbestos inspectors. During the deconstruction the City will use its dump trucks to haul clean brick and mortar not being used as basement fill to local farmers to use for erosion control. The City will also assist in transporting the concrete to local farmers to use as rip rap. Although the City owns a track hoe it is not anticipated that the City will be able to assist in the deconstruction due to the common wall issue with the neighbor to the East. The City will offer traffic control during the deconstruction process. Once the deconstruction is complete the City will utilize it's smaller equipment in finishing the lot that the building currently sits upon. The finishing of the lot will include bringing in dirt, smoothing out the dirt to give it a finished look, seeding down the lot, and insulating and covering the common wall.

For Renovation and Deconstruction Projects: Describe the future plans for the property once the building has been renovated or deconstructed? Preference is given to applicants who can document that the redevelopment plan includes a job creation or revenue generating component. (Limit to 500 words)



The City of Guthrie Center feels that the location of the building that this grant is being written for is located within the heart of downtown Guthrie Center. It is our belief that the empty lot is worth more than the lot with the structure on it.

In 2007 the City was involved in another dangerous building situation with a building that did not have a common wall and was fully free standing. In this situation the cost of the asbestos removal was over \$21,000 while the demolition was only \$14,500. In today's economy in rural Iowa, in a community with decreasing residential values due to the age of the housing stock and businesses closing down, there are few entrepreneurs who can open a new business with a purchase price on a lot boosted by a \$35,000 to \$50,000 certification against the property due to mandated deconstruction!

The building located directly East of the building to be deconstructed is a drugstore. The owner of the drugstore is interested in this location for one of three uses. The uses include a parking lot for angled parking for drugstore customers, a drive up window for drugstore pickups, and/or for expanding the current drugstore and gift boutique. Expanding the drugstore and increasing the gift boutique square footage would generate jobs within Guthrie Center during the construction of the addition. The addition would generate increased revenues for the long-term for the drug store. The gift boutique is a niche that would increase revenue for the drug store based on the high quality of items currently carried by the store.

Other interest has been expressed in this location by businessmen within the community. The other potential use for this location would be to build a building that would house a Subway. A Subway shop would generate a lot of part time jobs and quite a bit of revenue. Subway has shown interest in Guthrie Center in the past when a potential commercial set of buildings was slotted to be built two blocks to the East of this location.

Deconstructing this building is part of the City of Guthrie Center taking a hard look at it's downtown. Beginning in 2005 a building at the corner of Hwy 25 and Hwy 44 in the downtown area was deconstructed due to dilapidation. Then in 2007 an old hotel/motel two blocks south of the downtown area was falling in and torn down. Then in 2010 the City purchased an old gas station along Hwy 44 west of downtown that had been abandoned for over 20 years. The City completed a Phase I environmental assessment on this old gas station property and removed the old station to make way for a new fire hall. In 2011 with the help of Neighborhood Stabilization Program (NSP) funds a collapsing building at the west edge of downtown was removed.

The City has just entered into an engineering contract with MSA to replace all of the downtown sidewalks and street lights. The goal is to utilize energy efficient LED lights in the downtown area with fashionable pedestrian style poles. MSA will also assist the City in applying for a Downtown Revitation Grant to upgrade the facades of downtown businesses. It is the goal of the City of Guthrie Center to bring life back to the vital downtown area of Guthrie Center.



DERELICT BUILDING GRANT PROGRAM BUDGET DETAIL

Item & Quantity	DNR Request	Cash Match	Total Cost
Structural Engineering Analysis	\$1,500	\$	\$1,500
Asbestos Lab Analysis	\$500	\$	\$500
Asbestos removal	\$10,000	\$5,000	\$15,000
Building deconstruction	\$22,500	\$22,500	\$45,000
Lot preparation	\$	\$5,000	\$5,000
Commonwall completion	\$	\$15,000	\$15,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTALS	\$34,500	\$47,500	\$82,000

Provide a detailed budget narrative related to this project and specify how funds from the Derelict Building Grant Program will be used:

Structural Engineering services, \$1,500, 100% reimbursable by grant. A structural engineer will be utilized to work with the deconstruction contractor to ensure that the building to the East sharing a common wall stays intact following the deconstruction. The engineering services will also be utilized to make recommendations for finishing the common wall following the deconstruction.

Asbestos Lab Analysis, \$500, 100% reimbursable by grant. This is for the lab tests on the asbestos samples to be taken by the City's certified asbestos inspectors.

Asbestos removal, \$15,000, 100% reimbursable by grant for first \$5,000 – 50% cost share thereafter. This is for removal of all asbestos found during the asbestos testing. This estimate is based on asbestos removal projects within the downtown area of Guthrie Center in the past year.

Building deconstruction, \$45,000, 50% reimbursable not to exceed \$50,000. This is for deconstruction of the building based on a verbal estimate by a contractor.

Lot preparation, \$5,000. This is for bringing in dirt and compaction of the lot once the building is gone. This also includes any grass seed.

Common Wall completion, \$15,000. This is for finishing the common wall. Based on information from our City Attorney this cost will be shared by the property owner to the East as common wall expenses are borne by both parties affected by a common wall. There have been no verbal estimates on the finishing. It is anticipated that it would include insulation and exterior covering.



Identify the source(s) of all cash match. Continue on separate sheet as necessary.

The City will use LOST funds for approximately \$27,500 of the cash match. The remaining balance will be paid out of Neighborhood Stabilization Program (NSP) funds that the City anticipates being able to use on the deconstruction. If the NSP funds are not available the balance will also come out of the City's LOST fund.



DERELICT BUILDING GRANT PROGRAM MILESTONE DETAIL

Provide a project timeline that describes the major milestones of the project. Continue on separate sheet as necessary.

PROJECT TASK / ACTIVITY	TASK/ACTIVITY START DATE	TASK/ACTIVITY END DATE	GROUP / PERSON RESPONSIBLE
Dangerous building notice sent to owner	9/13/11	12/12/11	City
Asbestos samples taken	12/12/11	12/19/11	City
Asbestos lab analysis	12/19/11	12/31/11	Environmental Hazard Services
Asbestos removal bid procurement	12/31/11	1/30/12	City
Asbestos removal	2/13/12	4/15/12	Contractor
Structural Analysis	4/15/12	5/15/12	Engineer
Deconstruction bid procurement	5/15/12	6/15/12	City
Deconstruction	6/15/12	7/30/12	Contractor

Derelict Building Grant Program
Supporting Materials – Photo Descriptions
City of Guthrie Center

1. Front view. Upper East side of building where it may or may not have a common wall with the building to the East. Building has begun to split away.
2. Front view. Bricks on upper side appear to have no mortar to keep them in place. Appears there is evidence of past repairs to mortar.
3. Front view. Bricks on upper side appear to have no mortar to keep them in place. Appears there is evidence of past repairs to mortar.
4. Front view. Upper windows. Window to the left (West) appears ready to fall to sidewalk below.
5. Rear view. East side of building where it meets building to the East.
6. West Wall view – front 2/3 of building. Appears there is evidence of past repairs to mortar.
7. West Wall view – back 1/3 view. Appears there is evidence of past repairs to mortar.
8. West Wall view at sidewalk level showing basement windows and potential foundation problems.
9. Front view.
10. West wall view. Appears that window covering are not securely in place to keep weather out of the building.
11. West wall view. Bricks appear to have no mortar to keep them in place. Appears there is evidence of past repairs to mortar.
12. Rear view. Roof line showing roofing material pulling away from roof.
13. Front view.
14. Inside view second floor. You can see plastic covering the ceiling tiles has fallen away due to water dripping in.
15. West wall view. Looking from the front of the building back. You can see past repairs to the mortar and perhaps where former windows were bricked closed.
16. Inside view main floor. You can see the buckets are full of water that is dripping from above. You can also see the black mold.
17. Inside second floor.
18. Rear view. There are actually large cracks in the concrete covering that do not show in the photo without zooming in on the cracks. You can see the roofing material is not secured to the roof.
19. Inside view main floor. Elevator shaft.
20. Inside view second floor. You can see the water damage on the wall.
21. Rear view showing also the West side of the building.
22. Inside main floor view. Black mold is visible on walls and ceiling. Sagging in ceiling is visible.
23. Stairwell view from second floor to main floor. Wall to the right appears to be bowing. This wall could be attached to the common wall.
24. Front view. Upper East side of building where it may or may not have a common wall with the building to the East. Building has begun to split away.
25. Inside view second floor ceiling. Water damage shots in various areas of ceiling.
26. Inside view second floor ceiling. Water damage shots in various areas of ceiling.
27. Inside view second floor ceiling. Water damage shots in various areas of ceiling.

Derelict Building Grant Program
Supporting Materials – Photo Descriptions
City of Guthrie Center

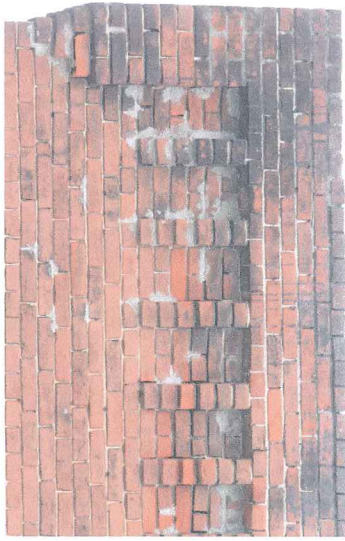
28. Inside view second floor. Swimming pools showing water collecting from roof leaks.
29. Inside view second floor ceiling. Water damage shots in various areas of ceiling.
30. Inside view second floor ceiling. Water damage shots in various areas of ceiling.
31. Inside view second floor ceiling. Water damage shots in various areas of ceiling.
32. Inside view second floor ceiling. Water damage shots in various areas of ceiling.
33. Inside view second floor ceiling. Water damage shots in various areas of ceiling.
34. Inside view second floor ceiling. Water damage shots in various areas of ceiling.
35. Inside view second floor ceiling. Water damage shots in various areas of ceiling.
36. Inside view second floor ceiling. Water damage shots in various areas of ceiling.
37. Inside view in loft area between first and second floor. Appears to show extensive water damage and mold.
38. Inside view main floor. Shows black mold and water damage.
39. Inside view main floor. Shows black mold.
40. Inside view main floor. Shows water damage on the floor – water appears to be from either the roof or the window in the second floor that is not tightly secured.
41. Inside view basement. Mold evident on pipe. Was unable to determine if water was on floor.
42. Inside view basement. Appears there may be water was on floor.
43. Inside view descending stairs from second floor. Black mold evident from water damage.
44. Inside view in loft area between first and second floor. Appears to show extensive water damage and mold.
45. Inside view main floor. Shows buckets set up to catch water that are over flowing.
46. Outside view along West side of building. Shows crack in sidewalk covering downspout.
47. Outside view along West side of building. Shows crack in sidewalk covering downspout.
48. West Wall view at sidewalk level showing basement windows and potential foundation problems.



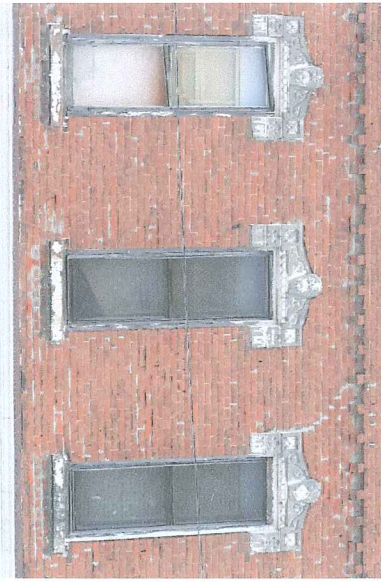
1



2



3



4



5



6



7



8



9



10



11



12

13



14



19



22



14



17



20



23



15



18



21



24





25



26



27



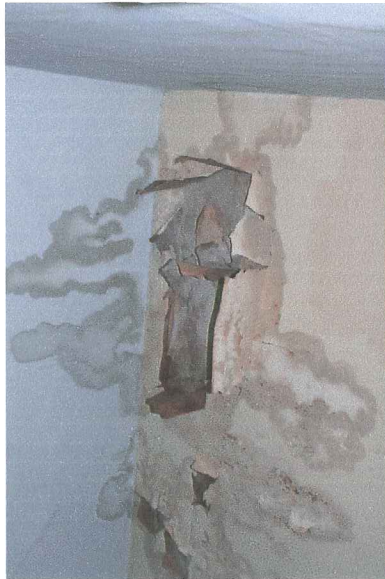
28



29



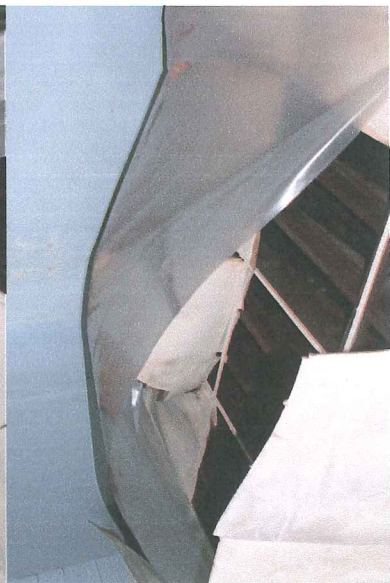
30



31



32



33



34



35



36



37



38



39



40



41



42



43



44



45



46



47



48

October 12, 2011

To Whom It May Concern:

I am writing this letter in full support of the derelict building grant application being submitted by the City of Guthrie Center. I will be able to use probably all the clean brick for erosion control along with any concrete for rip rap that the deconstruction contractor would be able to get out of the building currently located at 301 State Street in Guthrie Center, Iowa.

As a local farmer and owner of a business across the street from this site, I fully endorse the grant application to help rid the community of a site that certainly appears ready to fall in a heap at any moment. It would be nice for this nuisance property to be cleared away and open the site for a new business.

Thank you for considering the City's application and I look forward to being able to use the brick and concrete on my farm.

Sincerely,

A handwritten signature in cursive script, reading "Ed Finnegan".

Ed Finnegan

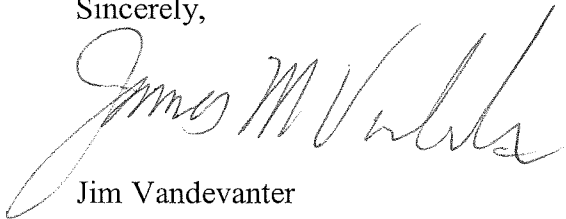
October 12, 2011

To Whom It May Concern:

The City of Guthrie Center is beginning the process of taking a hard look at the current downtown and have committed to upgrading the lights to a more modern decorative style fixture and replacing the sidewalks. In addition they are looking for assistance in deconstructing an abandoned building in the downtown area. Because my building adjoins the building to be deconstructed and we believe there is a common wall I have a direct interest in the building site.

I would be interested in acquiring the site once the current building is removed to add additional parking for my customers along with potentially adding either a drive up window for drugstore purchases and/or additional square footage to my current building. The options for me will be dependant on what needs to be done structurally with my building once this abandoned building is gone.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jim M. Vandevanter". The signature is written in dark ink and is positioned above the printed name.

Jim Vandevanter